



GROSS INTERNAL AREA
 FLOOR 1: 109 sq. ft, FLOOR 2: 1035 sq. ft
 FLOOR 3: 679 sq. ft, FLOOR 4: 165 sq. ft
 EXCLUDED AREAS: REDUCED HEADROOM BELOW 1.5M: 260 sq. ft
 TOTAL: 1988 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Tyn Llan Farmhouse Ruthin Road
 Llanferres, Mold, Denbighshire
 CH7 5SN

Offers Over
£525,000

A VERY ATTRACTIVE GRADE II LISTED FOUR BEDROOM DETACHED PERIOD HOUSE set within mature and private cottage style gardens adjoining the churchyard to the centre of this very popular rural village set in the Alyn valley almost equi-distant between the towns of Ruthin and Mold. Dating from the 1700's this former farmhouse to Tyn Llan farm, has been carefully restored to combine a wealth of original features with modern amenity. Approached from the rear it affords a large out built porch opening to a central reception hall with lift up hatch to an original brick arched cellar with stone steps, lounge with inglenook fireplace, dining room, farmhouse style fitted kitchen with a bespoke range of units, day lounge and utility room, first floor landing, three bedrooms and large fitted bathroom with roll top bath and separate walk in shower cubicle, enclosed staircase rising to the upper floor with a large landing/play room and bedroom four. Gated entrance to a gravelled driveway with detached garage/workshop and garden store room, delightful kitchen garden with greenhouses and raised beds, predominately south facing cottage gardens to the front elevation which adjoins the churchyard and has distant views towards the limestone escarpment above Maesafon. Inspection recommended.



LOCATION



The property occupies an attractive position on a minor lane, to the centre of this picturesque village community adjacent to the popular Druid Inn and historic Parish Church. There is also a noted primary school within the village and both local towns of Mold and Ruthin provide a comprehensive range of shopping facilities catering for most daily needs, secondary schools, including the highly regarded private Ruthin School, and leisure facilities. The village is located in a designated Area of Outstanding Natural Beauty and is paradise for keen walkers and mountain bikers alike with numerous country walks and bridle paths readily accessible from the property itself.

THE ACCOMMODATION COMPRISES

ENTRANCE

1.96m x 1.70m (6'5" x 5'7")



Wide stone steps leading to a substantial stone faced out built porch with twin "church" doors with decorative leaded windows. Double glazed windows to either side with a heather brown tiled floor which extends into the hall.

INNER HALL

2.67m x 2.44m (8'9" x 8')

Matching flooring, pine boarded hatch opening to the cellar, enclosed understairs cupboard, panelled radiator.

CLOAKROOM

1.78m x 1.70m (5'10" x 5'7")



Traditional style suite with pedestal wash basin and tiled splash, low level WC, cottage style double glazed window. Wall light point, matching flooring to hall, radiator.

KITCHEN

4.22m x 4.37m (13'10" x 14'4")



Cottage style kitchen, an attractive room with a bespoke range of fitted units with a cream painted finish to door and drawer fronts and contrasting solid light granite working surfaces to include an inset white glazed Belfast sink with chrome mixer tap. A particular feature of the kitchen is the attractive arched inglenook style recess within which the kitchen units extend to provide a four ring electric induction hob and integrated oven, painted walling with concealed lighting and extractor hood. High beamed ceiling, feature exposed brickwork to one wall with supporting timber beam, two cottage style double glazed windows both with deep slate topped sills, heather brown tiled floor to match the hall.

GARDEN



To the left hand side is a delightful kitchen garden with two aluminium framed greenhouses and raised beds with a variety of soft fruit bushes and canes and thereafter the gardens extend around to the front and southern elevation of the house. It is an idyllic setting where the gardens have been designed to provide colour and interest throughout the year to a cottage style and with the stone boundary wall on the southern boundary adjoining the churchyard of the historic church. There is a winding lawned pathway which extends through to a patio area with ornamental pond.



DIRECTIONS

From the Agent's Mold office, proceed along New Street and thereafter onto Ruthin Road, and follow this road until reaching the roundabout on the outskirts of the town. Take the second exit following the signs for Ruthin, and follow the road for approximately 4.5 miles until reaching Llanferres, and take the first right hand turning and immediately left on to the minor lane leading towards The Church and Inn. The house will be found on the right.

TENURE

Freehold.

COUNCIL TAX

To be advised.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

VIEWING

By appointment through the Agent's Ruthin office 01824 703030.

FLOOR PLANS - included for identification purposes only, not to scale.

HE/PMW

BEDROOM FOUR
4.29m x 4.55m (14'1" x 14'11")



A delightful room with vaulted ceiling, exposed purlins, modern Velux roof light, further window overlooking the churchyard.



OUTSIDE



The house is approached from the rear where stone gate posts and a six bar gate open to a gravelled parking area providing space for two cars and thereafter a further wall with wicket gate opens to a delightful gravelled area which extends across the rear elevation and also to the left hand side.

WORKSHOP/GARAGE
5.05m x 3.25m (16'7" x 10'8")



To the rear is a substantial stone faced workshop with pitched roof, timber panelled doors opening to the front to provide limited garage facilities if required. It has a fitted work bench and electric light and power installed. Personal door to side.

GARDEN STORE ROOM
3.68m x 2.13m (12'1" x 7')



A traditional stone building with a pitched and slate clad roof.



LOUNGE
4.60m x 4.62m (15'1" x 15'2")



An attractive room with a splendid stone inglenook chimney breast with brick arch, raised hearth and a Villager multifuel stove with display niche and concealed lighting. Cottage style window to front with deep sill, high beamed ceiling, wall light points, mainly hidden staircase rising to the first floor. Panelled radiator.

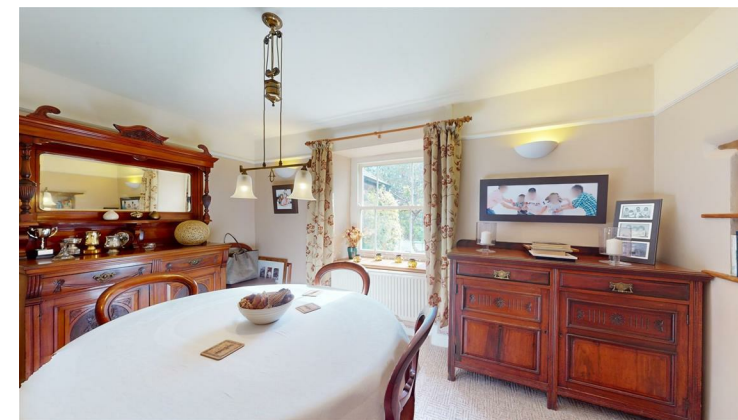


PORCH
Out built porch, the front entrance to the house which is on the southern elevation, it has a panelled door leading in, two cottage style windows and terracotta coloured tiled floor.

DINING ROOM
4.34m x 2.74m (14'3" x 9')



A well lit room with double glazed cottage style south facing window, corner Victorian style fireplace with decorative insert and tiling, raised hearth, polished oak fire surround. Picture rail, wall light points, panelled radiator.



DAY LOUNGE

2.97m x 3.94m (9'9" x 12'11")



Herringbone woodblock floor, ornate cast iron fireplace (not in use), double glazed cottage style windows to two elevations to include a stable door leading to the front garden. Exposed ceiling beams, panelled radiator.



UTILITY ROOM

2.97m x 1.96m (9'9" x 6'5")



Fitted base units with a solid beech working surface to include a white glazed Belfast sink, void for an oil fired boiler providing domestic hot water and heating, herringbone woodblock floor, cottage style window to rear.

CELLAR

2.34m x 4.14m max (7'8" x 13'7" max)

Approached via stone steps from the reception hall and providing useful storage. Light point.

FIRST FLOOR LANDING

Staircase leading to second floor attic bedrooms.

BEDROOM ONE

4.24m x 3.35m (13'11" x 11')



A delightful room with pleasing southerly views across the village towards the limestone escarpment and hills towards Llanarmon, it has a wide oak boarded floor with heavy beamed ceiling, deep display niche with shelf, fitted understairs cupboard, wall light points, low level radiator.



BEDROOM TWO

3.07m x 4.37m (10'1" x 14'4")



High vaulted ceiling, cottage style window to rear elevation, built in double door airing cupboard with a lagged cylinder and slatted shelving, panelled radiator.

BEDROOM THREE

4.06m x 2.84m (13'4" x 9'4")



High vaulted ceiling, cottage style window to front with far reaching views, ornate cast iron fireplace (not in use), panelled radiator.



BATHROOM

4.50m x 2.01m approx extending to 2.67m max (14'9" x 6'7" approx extending to 8'9" max)



A spacious room with a white suite comprising a freestanding roll top cast iron bath with claw feet, separate walk in shower cubicle with glazed screen and electric unit, vanity with inset bowl and storage beneath, low level WC, beamed ceiling, part tiled walls, wall light point, panelled radiator.



SECOND FLOOR LANDING

4.55m x 4.55m (14'11" x 14'11")



Large landing with central staircase, high vaulted ceiling with exposed purlins, modern Velux double glazed roof light, enclosed under eaves storage, panelled radiator. Steps leading through to bedroom four.

